

083.0

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 632,200 /

USE VALUE: 632,200 /

ASSESSED: 632,200 /

Total Card /

Total Parcel

632,200

632,200

632,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE EXT, ARLINGTON

OWNERSHIP

Owner 1:	MURPHY SEANAN B				
Owner 2:	LEINICKE SARAH				
Owner 3:					
Street 1:	88 PARK AVENUE EXT				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	LEWIS AMY/GENEST PETER C -		
Owner 2:	-		
Street 1:	88 PARK AVE EXT		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,008 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Asbestos Exterior and 1598 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5008		Sq. Ft.	Site		0	70.	1.14	6									399,169						399,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5008.000	233,000		399,200	632,200
Total Card	0.115	233,000		399,200	632,200
Total Parcel	0.115	233,000		399,200	632,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	395.62	/Parcel:	395.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,300	0	5,008.	399,200	632,500	632,500	Year End Roll	12/18/2019
2019	101	FV	203,800	0	5,008.	393,500	597,300	597,300	Year End Roll	1/3/2019
2018	101	FV	203,800	0	5,008.	302,200	506,000	506,000	Year End Roll	12/20/2017
2017	101	FV	203,800	0	5,008.	285,100	488,900	488,900	Year End Roll	1/3/2017
2016	101	FV	203,800	0	5,008.	262,300	466,100	466,100	Year End	1/4/2016
2015	101	FV	179,100	0	5,008.	245,200	424,300	424,300	Year End Roll	12/11/2014
2014	101	FV	179,100	0	5,008.	225,800	404,900	404,900	Year End Roll	12/16/2013
2013	101	FV	179,100	0	5,008.	225,800	404,900	404,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS AMY/GENES	1422-77		8/29/2012		420,000	No	No		
CHUNG CONRAD/BO	1327-25		9/27/2006		429,900	No	No		
HOSKINS JONNY M	1275-197		10/20/2003		388,000	No	No		
GREENE GARY R	1268-170		5/30/2003		315,000	No	No		
GREENE ELSIE J	1257-194		9/12/2002	Family		1	No	No	
	501-589		1/1/1901	Family			No	No	N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	137	Manual	2,877	C				
6/27/2003	515	Redo Kit	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
5/21/2013	Info Fm Prmt	EMK	Ellen K
12/30/2008	Meas/Inspect	294	PATRIOT
12/31/2006	MLS	MM	Mary M
9/14/2003	MLS	MM	Mary M
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

***AssessPro* Patriot Properties, Inc**